



MEMORANDUM

TO Mayor and Council Members

FROM Michael McDonald Assistant City Manager

DATE August 23 2007

SUBJECT AFD Fire Station Female Comparable Facilities Study

On the August 9 2007 Council Meeting you approved a resolution directing the City Manger to study the feasibility of providing comparable facilities for both men and women specifically locker rooms showers and restrooms The AFD currently has 44 fire stations with fire station 45 (Avery Ranch Davis Springs) currently under construction For the purpose of this discussion we have divided the stations into five groups

- *Group 1 Stations with separate locker-rooms showers and restrooms for men and women (Desired Configuration)*
- *Group 2 Stations that do not have separate locker rooms showers and restrooms but the design work has been completed*
- *Group 3 Stations where the lockers are in separate bedrooms for men and women however you must enter a common room area to reach the restrooms which are also separate*
- *Group 4 Stations where the locker rooms are common and jointly used by men and women The restrooms and showers are separate*
- *Group 5 Stations are the most challenging because the lockers showers and restrooms are jointly shared by men and women*

Prior to providing the cost analysis I first want to provide some information on the work that has already been done to provide women fire fighters comparable facilities

*The AFD has been working since 1999 to provide separate locker/shower/restroom for women in their older fire stations They have completed interior remodeling to create women s locker rooms at five stations (3 4 6 15 25) and added a women s locker room to a sixth station (18) Furthermore three stations (1 8 AFR) were modified to create separate locker rooms These 9 stations are classified as **Group 1** There are completed designs for locker room additions at five more stations (14, 19 20, 21, and 23) These five stations are classified as **Group 2** Public Works estimates that the total project cost to construct Group 2 fire stations would be \$1,600 000*

Station	Yr Built	Address	Zip	Restroom
Group 1 Completed as they have separate female locker/shower/toilet rooms				
AFR STATION 13	1996	3300 Johnson Rd	43	Separate Womens Locker Room
STATION 01	1938	401 E 5th St	01	Separate Womens Locker Room
STATION 03	1957	201 W 30th St	05	Separate Womens Locker Room
STATION 04	1904	1000 Blanco	03	Separate Womens Locker Room
STATION 06	1932	1705 S Congress Ave	04	Separate Womens Locker Room
STATION 08	1971	8989 Research Blvd	58	Separate Womens Locker Room
STATION 15	1953	829 Airport Blvd	21	Separate Womens Locker Room
STATION 18	1965	6311 Berkman Dr	23	Separate Womens Locker Room
STATION 25	1980	5228 Duval Rd	59	Separate Womens Locker Room
Group 2. Group is designed for separate female locker/shower/toilet rooms				
STATION 14	1952	4305 Airport Blvd	23	Common planned for remodel
STATION 19	1967	5211 Balcones Dr	31	Common planned for remodel
STATION 20	1974	6601 Manchaca Rd	45	Common planned for remodel
STATION 21	1974	4201 Spicewood Springs	59	Common planned for remodel
STATION 23	1977	1330 E Rundberg Ln	53	Common planned for remodel

Group 3 Stations where the lockers are in separate bedrooms for men and women however you must enter a common room area to reach the restrooms which are also separate

The 11 fire stations (34 44) in Group 3 have been opened since 1992 all provide access to showers and restrooms through common hallways and not the areas containing lockers These stations have separate bedrooms and locker-rooms which allow for privacy This configuration is consistent with federal guidelines requiring separate equal facilities Therefore these 11 fire stations have been placed in the category for least priority for retrofit and no cost analysis has been done A cost analysis will be conducted once all fire stations in Groups 4 and 5 have been retrofitted

Station	Yr Built	Address	Zip	Restroom
Group 3 Group's floor plan is 90% the same for lockers, showers and toilets Access to the shower/toilet rooms through common hallways, not the areas containing lockers Visit 1 of these:				
STATION 34	1998	10041 Lake Creek Pkwy	50	Unisex
STATION 35	1996	5500 Burleson Rd	44	Unisex
STATION 36	1997	400 Ralph Ablanado Dr	48	Unisex
STATION 37	1999	8700 Hwy 71 West	35	Unisex
STATION 38	1999	10111 Anderson Mill Rd	50	Unisex
STATION 39	1999	7701 River Place Blvd	26	Unisex
STATION 40	2003	12711 HarrisGlenn	53	Unisex
STATION 41	1995	11205 Harris Branch	54	Unisex
STATION 42	2005	2434 Cardinal Loop	78617	Unisex
STATION 43	2005	11401 Escarpment Blvd	39	Unisex
STATION 44	2007	11612 Four Iron Dr	50	Unisex

The below information provides a cost analysis for providing separate locker-rooms, showers and restrooms for women fire fighters in 19 fire stations. These 19 stations have been classified into groups 4 and 5 based on the specific need for modification.

Group 4 Stations where the locker rooms are common and jointly used by men and women. The restrooms and showers are separate. The costs for providing a thorough study which would include a visit of each site to prepare measured drawings, study site issues, permit issues and prepare a preliminary design for the retrofit are roughly estimated at:

Consultant Fees	\$ 77 000
Reimbursables and Additional Services	\$ 10 000
Staff	\$ 20,000
Total Study Costs for Group 4	\$107,000

Public Works roughly estimates the following **construction cost** for Group 4 to provide separate shower/locker areas for the women fire fighters:

Design Fees	\$ 320 000
Construction	\$1 200 000 *
Other Project Costs	\$ 268,000
Total Project Costs for Group 4	\$1 788 000 **

* The estimated square foot cost is \$543 a square foot.

** This is in today's cost add 6% for each year it is not constructed.

Station	Yr Built	Address	Zip	Restroom
Group 4 Group's floorplan is 90% the same for lockers, showers and toilets. Access requires passing through the common locker room to access the individual shower/toilet rooms.				
STATION 17	1990	4128 S 1st St	04	Unisex in Common Locker Room
STATION 28	1987	2410 Parmer Ln	58	Unisex in Common Locker Room
STATION 29	1987	3704 Deer Ln	49	Unisex in Common Locker Room
STATION 30	1987	1101 W Braker Ln	58	Unisex in Common Locker Room
STATION 31	1988	5507 RR 2222	31	Unisex in Common Locker Room
STATION 32	1988	2804 Montebello Rd	46	Unisex in Common Locker Room
STATION 33	1988	9409 Bluegrass	59	Unisex in Common Locker Room

Group 5 Stations are the most challenging because the lockers, showers, and restrooms are jointly shared by men and women. The costs for providing a thorough study which would include a visit of each site to prepare measured drawings, study site issues, permit issues and prepare a preliminary design for the retrofit are roughly estimated at:

Consultant Fees	\$ 160 000
Reimbursables and Additional Services	\$ 15 000
Staff	\$ 25,000
Total Study Costs for Group 5	\$ 200 000

Public Works roughly estimates the following **construction cost** for Group 5 to provide separate shower/locker areas for the women fire fighters:

Design Fees \$ 626 000
 Construction \$2 331 000 *
 Other Project Costs \$ 516,000
 Total Project Costs for Group 5 \$3 473 000 **

* The estimated square foot costs range between \$377 to \$543 with \$543 a square foot for most Stations but Stations 10 11 and 12 are estimated at \$995 a square foot

** This is in today s cost add 6% for each year it is not constructed

Station	Yr Built	Address	Zip	Restroom
Group 5 Group does not have separate female locker/shower/restrooms and will require individual visits				
STATION 02	1932	506 W M L K Blvd	05	Common
STATION 05	1969	1201 Webberville Rd	02	Common
STATION 07	1940	201 Chicon	02	Common
STATION 09	1949	4301 Speedway	51	Common
STATION 10	1949	3009 Windsor Rd	03	Common
STATION 11	1949	1605 Kinney Ave	04	Common
STATION 12	1949	2109 Hancock Dr	56	Common
STATION 16	1957	7000 Reese Ln	57	Common
STATION 22	1975	5309 Riverside Dr	41	Common
STATION 24	1979	5811 Nuckolls Crossing Rd	44	Common
STATION 26	1982	6700 Wentworth Dr	24	Common
STATION 27	1986	5401 McCarty Ln	49	Common

The request for separate women and men s locker-rooms showers, and restrooms at new fire stations was first brought up by female firefighters at a July 11 2007 meeting of the Fire Station Design committee This request was confirmed by an email from FF Stone on August 1 2007 Since the design work for Fire Station 44 began in 1998 and construction began in 2005, there was no indication at that time from the Females firefighters association regarding their desire for separate locker/showers/restrooms A study of Fire Station 44 which opened March 19 2007 will be conducted to see if it is possible to remodel the station to create separate women and men s locker rooms

We have reconfigured the floor plan for Fire Station 45 (Avery Ranch Davis Springs) to incorporate the request of the Females Fire Fighters Association for separate women and men s locker-rooms showers and restrooms A copy of proposed floor plan for Station 45 is attached All **future** fire stations will include separate women and men s locker rooms

Please contact me if you have any questions or if I can be of further assistance

Sincerely



Michael McDonald
 Assistant City Manager

Cc Toby Futrell City Manager
Rudy Garza Assistant City Manger
J J Adame, Fire Chief
Jim Evans AFD Chief of Staff

Encl Attachment 1

Fire Station 45 Floor Plan (Avery Ranch Davis Springs) meets the desire of the Female Fire Fighters Association of having separate locker/showers/restrooms All **future** fire stations will include separate locker/showers/restrooms for women and men

